



**Planning, Development
and Transportation**
Transportation Planning
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DATE: 6.01.2016
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■ **GOVERNMENT CENTER APARTMENTS [TRC Plan Review]**

↻ Initial Review Note ↻

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

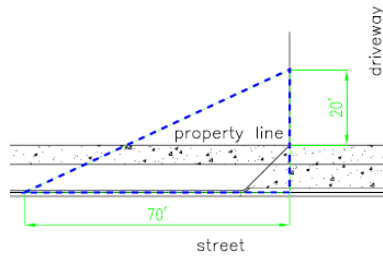
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. Clearly show the distance of the property lines from the driveway tapers. The driveway curb return must be at least 6.5' from intersecting property lines. [\[Chapter VII, C, Table 4 CofWTSSM\]](#)

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

2. An utility pole for an overhead powerline appears to be shown within the driveway for the SW entrance to site. Please clarify if this pole will be relocated or if it will remain as shown.
3. Show driveways for adjacent lots and lots across the street.
4. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 8-02 CofWTSSM\]](#)
5. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [\[Chapter VII, C\(1\)\(a\)\(2\)12 CofWTSSM\]](#)
6. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
7. The site plan does not have any dimensions for the driveways. The minimum two-lane driveway width is 23'. [\[7-9 CofW Tech Stds\]](#)
8. Provide a sidewalk connection between the site and the public sidewalk.
9. The site does not show internal sidewalk from the parking spaces to the building or pool and amenity areas. Distinguish between proposed and existing sidewalk(s) and provide dimensions
10. Provide sidewalk detail SD 3-10 on the plan.
11. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
12. Show and apply the City's 20'x70' sight distance triangle at each on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)



TECHNICAL STANDARDS – PARKING:

13. The site plan proposes a parking row with 40 spaces and no central landscape islands. Install landscaping islands in this parking row.
14. Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
15. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
16. Label the radius on all landscape islands. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. [Chapter VII, Detail SD 15-13 CofWTSSM]
17. The parking lot does not show the dimensions for the parking aisles. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
18. The proposed dumpster pad appears to be within a parking space. Clearly show where the dumpster and dumpster location will be located. If the dumpster is within a parking space, reduce the overall parking count accordingly.

TECHNICAL STANDARDS – Barrier Free Design:

19. The site plan data table does not list the number of required handicap spaces required or provided for this project. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]
20. The site plan does not show any handicap spaces or access aisles.
21. Standard parking will not be allowed where the handicap access aisles are shown, both 96" aisles for van accessible spaces and 60" aisles for other handicap spaces are located. These aisles will have to be subtracted from the total number of parking spaces.
22. Provide the location of sidewalk and the accessible path from the handicap spaces to the building.
23. Ensure the required sidewalk where adjacent to 90 degree parking spaces is designed to meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [Chapter VII, Detail SD 15-13 CofWTSSM]
24. Please show location of handicap ramp(s) and signs and provide details on the plan.
25. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [Sec. 18-529(b)(2) CofW LDC]

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Dorofeeva at 341-7888, Alina.dorofeeva@wilmingtonnc.gov to discuss street lighting options.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.